

After the Anacostia Transit-Area

Small Area Plan

*Snapshots of Progress Made
Since the Adoption of the Plan...*



In 2003 City planners along with residents, stakeholders and other agencies came together to craft a planning document called the Anacostia Transit-Area Strategic Investment and Development Plan (ATP). The ATP provided area-wide and node specific recommendations aimed at achieving the vision for Anacostia. The Plan was also designed to provide a solid framework that would provide direction for a future founded in market realities, compatible with community objectives and tested for physical feasibility.

WHAT IS "asap"?

This document, *After Small Area Plan* report (asap) has been created to help report the progress made and to assess implementation efforts since the adoption of the Small Area Plan in 2004.

STUDY AREA

The study area extends between Fort Stanton Park and Anacostia Park on the east and west, and Good Hope Road and Stevens Road on the north and south, encompassing approximately 20 city blocks.



Study Area Map

KEY DEMOGRAPHICS

- The ward experienced a population decrease of less than 1% from 2000 to 2010
- From 2000 to 2010, the ward's African American populations increased by 10% while the city's African American population as a whole decreased by 11%
- The study area's median household income increased by roughly 20% from 2000 to 2010
- The Ward's unemployment rate increased from 19% in 2000 to 24% 2010

APPROACH

Following the adoption of the ATP in 2004, the vast majority of both area-wide and nodes-specific implementation priorities had begun or were completed within five years. Coordination between agencies and strategic investments proved critical to the early and continued implementation of the Plan. By in large, implementation efforts have been considered an on-going success.

NODE SPECIFIC EFFORTS

The following section provides a vision of each individual node, and an update on implementation progress made since the adoption of the Plan.

Metro Station Node

VISION: This area was envisioned as a walkable, mixed-use district within a civic focus, diverse residential choices for area and District residents and active ground floor convenience retail.

Recommendation and Description

Development of Bethlehem Baptist Church Site

Although redevelopment has not occurred and the

site is still largely underutilized, DMPED has funded pre-development work for potential site for Barry Farm replacement housing.

Status: In Progress

Restoration of Nichols Avenue School and the reconstruction of Birney Elementary School

Status: Completed 2005

Redesign MetroBus Plaza

Status: Completed in 2005

Restoration of Carver Theater

Status: Complete in 2009

Construction of Toyota training facility

Status: No Go/ In Progress

Plans to construct a facility on the former Sheridan Terrace site were changed to a multifamily residential redevelopment named Sheridan Station.

Development support

Status: In Progress

Since the adoption of the Plan, NCRC has been decommissioned but site assembly and the disposition of properties in study area has been a focus of DHCD's Property Acquisition and Disposition division (PADD). Additionally, training and education assistance opportunities for small businesses in the area have been provided by the DSLBD.

W Street Node

VISION: This area was envisioned as a lively mix of arts-related uses, unique retail, residential and live work options, with a community focus.

Recommendation and Description

Development of shared parking facilities

Status: In Progress

Although streetscape improvements have resulted, the District's priorities have changed since the adoption of the ATP to promote better connected more walkable communities that offer alternative means of transportation, such as the streetcar.

Curtis Properties' site development

Status: In Progress

The zoning entitlement process and conceptual plans have been initiated by the developer.

Improved accommodations for Anacostia Clinic

Status: In Progress

The clinic is currently under construction. Delivery is expected in 2011.

Full utilization of government-leased space

Status: Complete/ongoing

In 2009, the District extended its lease with the Department of Health at the 2100 MLK Jr. SE for 10 additional years. Additionally, DHCD moved to the Anacostia Gateway building in 2009, occupying the building's upper level office area.

Rehabilitation for historic property

Status: Complete

The Historic Homeowners Grant Program awarded 72 grants worth \$1,344,000 in Anacostia since 2008

Cultural attraction to promote Anacostia

Status: Complete

Artistic attractions such as Honfleur Art Gallery, American Poetry Museum and the African Heritage Dancers and Drummers studio combine to create a wonderful arts hub in the commercial district.

Storm sewer separation and low-impact design**Status: Complete**

Significant underground infrastructure replacements and upgrades have occurred over the past several months, which is a part of a 10-year \$3.2 billion Capital Improvement Program.

Gateway Node

VISION: This node was envisioned as the retail center, capitalizing on the emerging office development and potential daytime activity.

Recommendation and Description**Redesign and develop Government Gateway Center****Status: Completed in 2009****Expand on-street and off-street parking resources****Status: In Progress**

District's priorities have changed since the adoption of the ATP to create better connected, more walkable communities that offer alternative means of transportation

Enhance connection to new transit stop and Anacostia Park**Status: Completed in 2009**

Pedestrian bridge connecting Anacostia High School and the Park. Additionally, the District and the National Park Service released a study of the Anacostia Park area that recommended a range of pedestrian related improvements

Restore commercial facades and buildings and Attract additional retail**Status: Completed in 2008****Guide development****Status: In Progress**

OP is leading a multi-year public effort to review and revised the District's zoning regulations. Primary components of the revision is expected to be released in 2012

Construct and connect to new Anacostia Branch Library**Status: Completed in 2010****Popular Point Node**

VISION: This area was envisioned as an opportunity for new development in proximity to a signature waterfront park.

Recommendation and Description**Improve access to Metro parking garage****Status: Completed in 2004****Utilize surplus metro parking garage spaces****Status: In Progress**

An Environment Impact Study/ Small Area Plan the will provide recommendations on the garage.

Complete South Capitol Street study**Status: Completed in 2011****Construct Anacostia Riverwalk and Trail****Status: In Progress**

The Kenilworth segment design is currently 65% complete. The Anacostia Park trail segment is scheduled for completion summer 2011. The Riverwalk is expected to be constructed over the next six years.



Rendering of Sheridan

AFFORDABLE HOUSING

The Ward 8 community recently has been involved in the District's greatest affordable housing efforts. Over the past decade, the District, with assistance from the Department of Housing and Community Development (DHCD), has invested nearly \$700 million to fund housing-related projects. Of that amount, nearly half (approximately \$330 million) has been invested in Ward 8. In addition, from 2006-2008, the District aimed to significantly expand its existing affordable housing stock with nearly 10,000 new affordable housing units. Ward 8 accounted for more than half of those units with the construction and preservation of 5,238 units.

In addition to these projects, other housing relating investments have been made to contribute to improving housing conditions in the Anacostia area. The table below provides a snapshot of such housing investments (both completed and planned projects).

Recent and Upcoming Housing Projects**Project Name:** Howard Hill Apartments

Program Type: 43 rehab affordable rental units

Est. Project Cost: \$2 M

Status: Completed

Project Name: Galen Hill Apartments

Program Type: 84 rehab affordable rental units

Est. Project Cost: \$3.25 M

Status: Completed

Project Name: Finsbury Square Apartments

Program Type: 134 affordable rental units

Est. Project Cost: \$6 M

Status: Completed

Project Name: Bexhill Condominium

Program Type: 24 housing units

Est. Project Cost: \$2 K

Status: Future DHCD project

Project Name: Green Demonstration Modular Housing

Program Type: 10 housing units

Est. Project Cost: \$2 M

Status: Future DHCD project

Project Name: The Jasper 29T Scattered-Site Project

Program Type: To redeveloped 98 affordable housing units

Est. Project Cost: \$7.3 M

Status: Expected to be completed 2011

Project Name: Sheridan Station

Program Type: 344 Units

Est. Project Cost: \$35 M

Status: Construction 2011

Project Name: Matthew Memorial Terrace

Program Type: 99 Units

Est. Project Cost: \$6.85 M

Status: Planning

The total **Recent and Upcoming Housing Projects** in the Anacostia area equal 836 units at an estimated cost of \$62.6 M.

SUMMARY OF SUCCESSES

Without question, the effects of the ATP implementation efforts have affected Anacostia in positive ways. By many accounts, the Plan can be considered an on-going success with all of the priority implementation items completed or currently in process. Neighborhood anchored investments such as the \$34 million Savoy Elementary School, the \$45 million Salvation Army-Solomon G. Brown Corps. Center, the \$15 million Anacostia Library and the \$22 million Anacostia Gateway Building are helping to bring hundreds of new employees and patrons into the neighborhood each day, many of whom stroll the streets during lunchtime hours, shopping and eating at local establishments.

ANACOSTIA TODAY

The ATP efforts have contributed to bringing positive energy back to the Anacostia area. In addition to Anacostia's key projects, significant private and public recourses are being invested in surrounding neighborhoods to provide widespread improvements in Ward 8. The Office of Planning along with residents and community leaders are proactively working to help organize ongoing and planned agency projects, investments, and priorities to ensure coordinated success. Despite the numerous challenges that may still exist, area residents today are focused on moving their community forward by forging its newly energized, positive identity.

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